

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Old York Road, 1115' E of
the c/l of Twig Court
(19606 Old York Road)
7th Election District
5th Councilmanic District

Jeffrey A. Stonesifer, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-82-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Jeffrey A. and Cheri L. Stonesifer. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (three-car garage) height of 20 feet in lieu of the maximum permitted 15 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

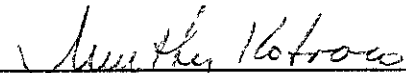
Date 9/17/98

By [Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of September, 1998 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (three-car garage) height of 20 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
9/22/98
12/1/98
134



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

September 17, 1998

Mr. & Mrs. Jeffrey A. Stonesifer
19606 Old York Road
White Hall, Maryland 21161

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Old York Road, 1115' E of the c/l of Twig Court
(19606 Old York Road)
7th Election District - 5th Councilmanic District
Jeffrey A. Stonesifer, et ux - Petitioners
Case No. 99-82-A

Dear Mr. & Mrs. Stonesifer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ File

A handwritten signature in cursive script, reading "Code Enforcement".





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 19606 OLD YORK Rd

which is presently zoned RC-2

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3, RCZ, To Permit

AN ACCESSORY STRUCTURE WITH A HEIGHT OF 20 FT. IN LIEU OF THE
PERMITTED 15 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- 1) WE OWN A 46.2' x 24.4 SPLIT Foyer Home WITH NO ATTIC SPACE OR STORAGE SPACE.
- 2) BY UTILIZING THE ATTIC TRUSSES ON THE GARAGE IT WILL GIVE US AMPLE STORAGE SPACE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

Mr. JEFFREY A. STONESIFER
(Type or Print Name)

Signature

Jeffrey A. Stonesifer
Signature

Address

Cheri L. Stonesifer
(Type or Print Name)

City

State

Zipcode

Cheri L. Stonesifer
Signature

Attorney for Petitioner

(Type or Print Name)

19606 OLD YORK Rd 21161 410) 887-7320 (W)
Address Phone No
410) 343-1057 (H)

Signature

WHITE HALL MARYLAND 21161
City State Zipcode
Name Address and phone number of representative to be contacted

Address

Phone No

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____ 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: JCM DATE: 8-28-98

ESTIMATED POSTING DATE: 8-30-98



Printed with Soybean Ink
on Recycled Paper

ITEM #:

82

99-82-A

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 191606 OLD YORK RD
address
WHITE HALL MD 21161
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

THE UNDERSIGNED REQUEST THE VARIANCE, DUE TO FACT THAT THE
STORAGE SPACE WILL BENEFIT THE GROWING FAMILY.
I HAVE A 19 MONTH OLD SON, AND A CHILD DUE IN FEB AND
NO ATTIC SPACE IN THE HOME

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Jeffrey A. Stonesifer
(signature)
JEFFREY A. STONESIFER
(type or print name)



Cheri L. Stonesifer
(signature)
Cheri L. Stonesifer
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of August, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jeffrey A. Stonesifer & Cheri L. Stonesifer

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

August 18, 1998
date

Joseph B. Fenaro
NOTARY PUBLIC

My Commission Expires:

7/1/99

0-5211

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 19606 OLD YORK RD
address
WHITEHALL MD 21161
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

THE UNDERSIGNED REQUEST THE VARIANCE, DUE TO FACT THAT
THE STORAGE SPACE WILL BENEFIT THE GROWING FAMILY
I HAVE A 19 MONTH OLD SON, AND A CHILD DUE IN FEB.
AND NO ATTIC SPACE IN THE HOME.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Jeffrey A. Stonesifer
(signature)
JEFFREY A. STONESIFER
(type or print name)



Cheri L. Stonesifer
(signature)
Cheri L. Stonesifer
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit.

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Jeffrey A. Stonesifer & Cheri L. Stonesifer

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

August 18, 1998
date

Joseph B. Senaro
NOTARY PUBLIC
My Commission Expires: 7/1/99



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 19606 OLD YORK Rd

which is presently zoned RC-2

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3; BCER; TO PERMIT AN ACCESSORY STRUCTURE WITH A HEIGHT OF 20 FT. IN LIEU OF THE PERMITTED 15 FT

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- 1) WE OWN A 46.2X24.4 SPLIT FLOOR HOME WITH NO ATTIC SPACE OR STORAGE SPACE
- 2) BY UTILIZING THE ATTIC TRUSSES ON THE GARAGE IT WILL GIVE US AMPLE STORAGE SPACE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

MR. JEFFREY A. STONESIFER
(Type or Print Name)

Jeffrey A. Stonesifer
Signature

Cheri L. Stonesifer
(Type or Print Name)

Cheri L. Stonesifer
Signature

19606 OLD YORK Rd 21161 410/987-7320 (w)
Address Phone No
410/343-1057 (H)
Phone No

WHITE HALL MARYLAND 21161
City State Zipcode
Name Address and phone number of representative to be contacted

SAME
Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: Jan DATE: 8-20-98

ESTIMATED POSTING DATE: 8-30-98



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on Recycled Paper

99-82-A

M #:

82

J. & C. STONESIFER

ZONING DESCRIPTION FOR #19606 OLD YORK ROAD
(address)

Beginning at a point on the SOUTH side of
(north, south, east or west)
OLD YORK ROAD which is 40 FEET
name of street on which property fronts) (number of feet of right-of-way width
wide at the distance of 1115 FEET EAST of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street TWIG COURT
(name of street)
which is 50 FEET wide. *Being Lot # 3
(number of feet of right-of-way width)
Block —, Section # — in the subdivision of WALNUT SPRINGS-PLAT-
(name of subdivision)
as recorded in Baltimore County Plat Book # 40, Folio # 77
containing 1.66 ACRES Also known as #19606 OLD YORK R
(square feet or acres) (property address)
and located in the 7th Election District, 5th Councilmanic District.

82

99-82-A

BALTIMORE COUNTY, MAF
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

82

No. 056143

DATE 5/28/97

ACCOUNT

001-6150

AMOUNT \$

50.00

RECEIVED
FROM:

J. STANESFELDER

FOR:

(encl) M. VANZ.

PAID RECEIPT

PROCESS

8/21/1998

ACTUAL

114

8/20/1998

14724-12

CASHIER CLERK CM DORNER

5 MISCELLANEOUS CASH RECEIPT

RECEIPT #

064682

CR NO. 056143

50.00 CHECK

Baltimore County, Maryland

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

99-82-A

JCM

4-58-10

CERTIFICATE OF POSTING

ADMIN. VAR.

RE. Case No.: 99-82-A

Petitioner/Developer: STONESIFER, ETAL

Date of Hearing/Closing: 9/14/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #19606 OLD YORK RD.

The sign(s) were posted on 8/28/98
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 9/4/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

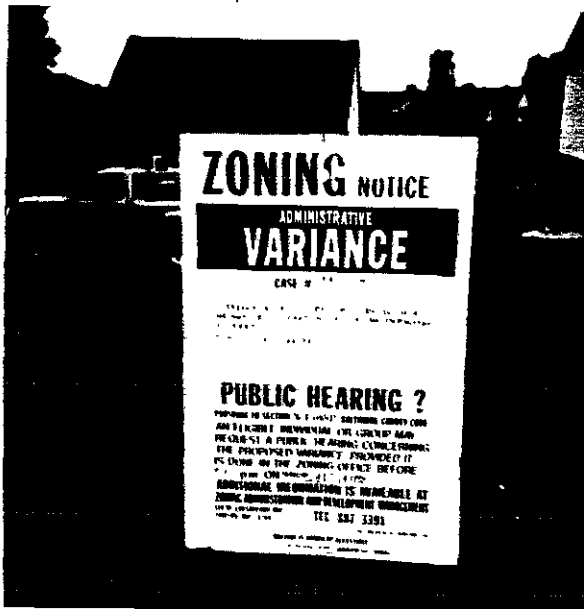
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



99-82-A

19606-OLD YORK RD.

STONESIFER, ETAL

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 82 -A

Address 19606 OLD YORK Rd.

Contact Person: J. Merrey
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 8-30-98

Posting Date: 8-30-98

Closing Date: 9-14-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 82 -A

Address 19606 OLD YORK Rd.

Petitioner's Name Jeffrey STONESIFER

Telephone (410) 887-7320

Posting Date: 8-30-98

Closing Date: 9-14-98

Wording for Sign: AN ADMINISTRATIVE VARIANCE
To Permit AN ACCESSORY STRUCTURE WITH A
Height of 20ft. IN LIEU of THE PERMITTED 15ft.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: September 3, 1998

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for September 8, 1998
Item Nos. 076, 077, 078, 079, 080,
081, and 082

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0898.NOC

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 9/10/92

FROM: R. Bruce Seeley *RBS/SP*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug. 31, 1992
J

The Department of Environmental Protection & Resource Management has no
comments for the following Zoning Advisory Committee Items:
ad bitinal

Item #'s: *82*

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: August 22, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petition(s):

Item Nos. 76, 77, 78, 79, 80, and 82

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief: _____

Jeffrey W Long

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 8.31.94

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 082 JCM

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

P. J. Smith
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 19606 OLD YORK ROAD

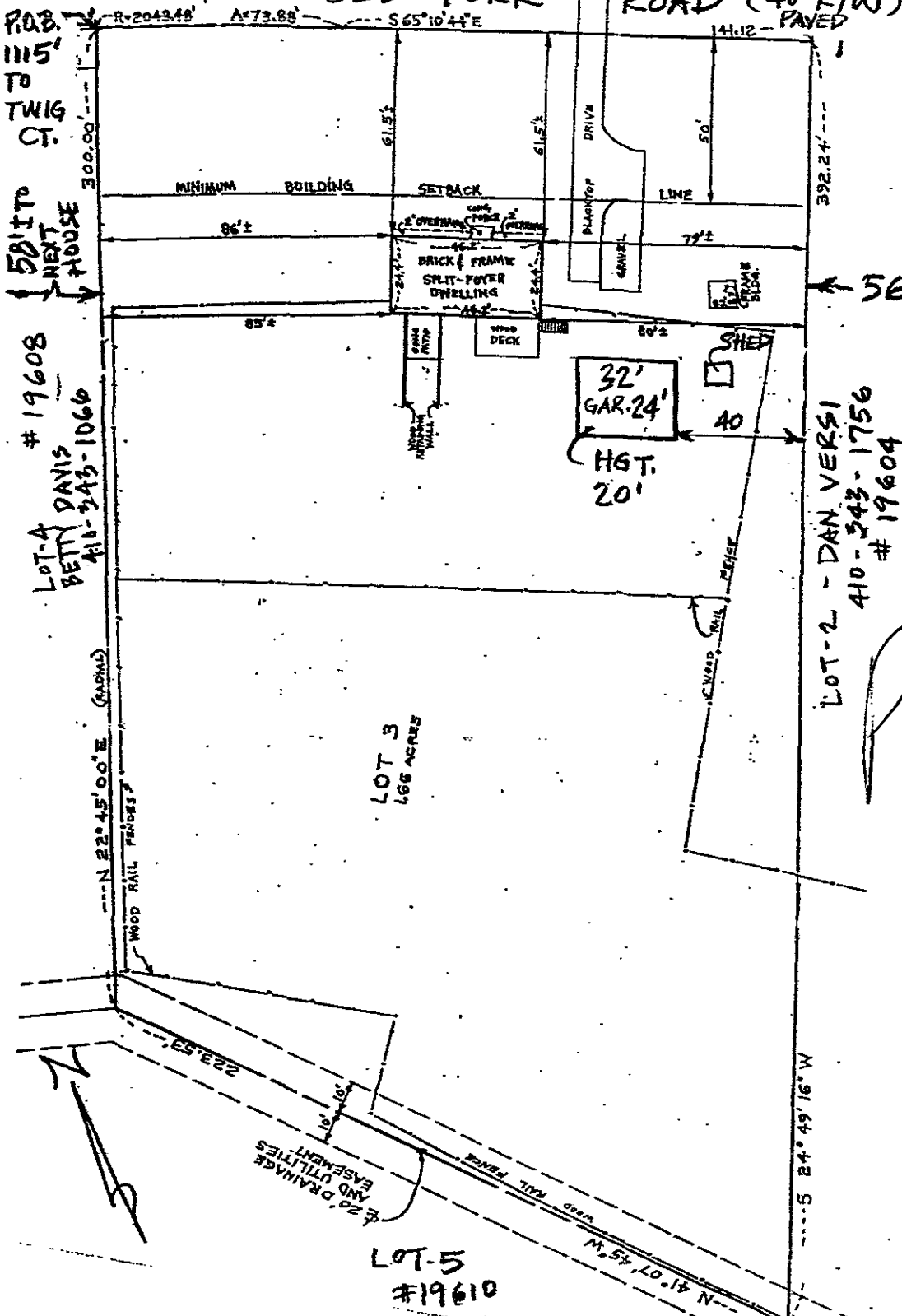
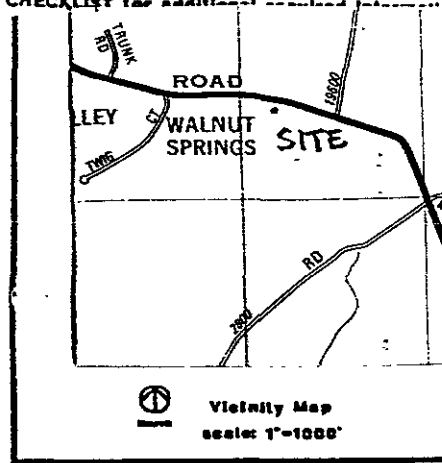
see pages 5 & 6 of the CHECKLIST for additional

Subdivision name: WALNUT SPRINGS PLAT ONE

plat books 40 folios 77 plots 3 sections ---

OWNER: JEFFREY & CHERI - STONESIFER

(STATE ROAD) RTE. 439
OLD YORK ROAD (40' R/W)



LOCATION INFORMATION

Councilmanic District: 5
Election District: 7
1"-200" scale map#: NE 34B
Zoning: RC-2
Lot size: 1.66 AC. 72310 SF
acres square feet

PUB. PRIV.
SEWER: ☐ ☒
WATER: ☐ ☒
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: N/A

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

Don 82

North
date: 8/19/98
prepared by: J.A.S.

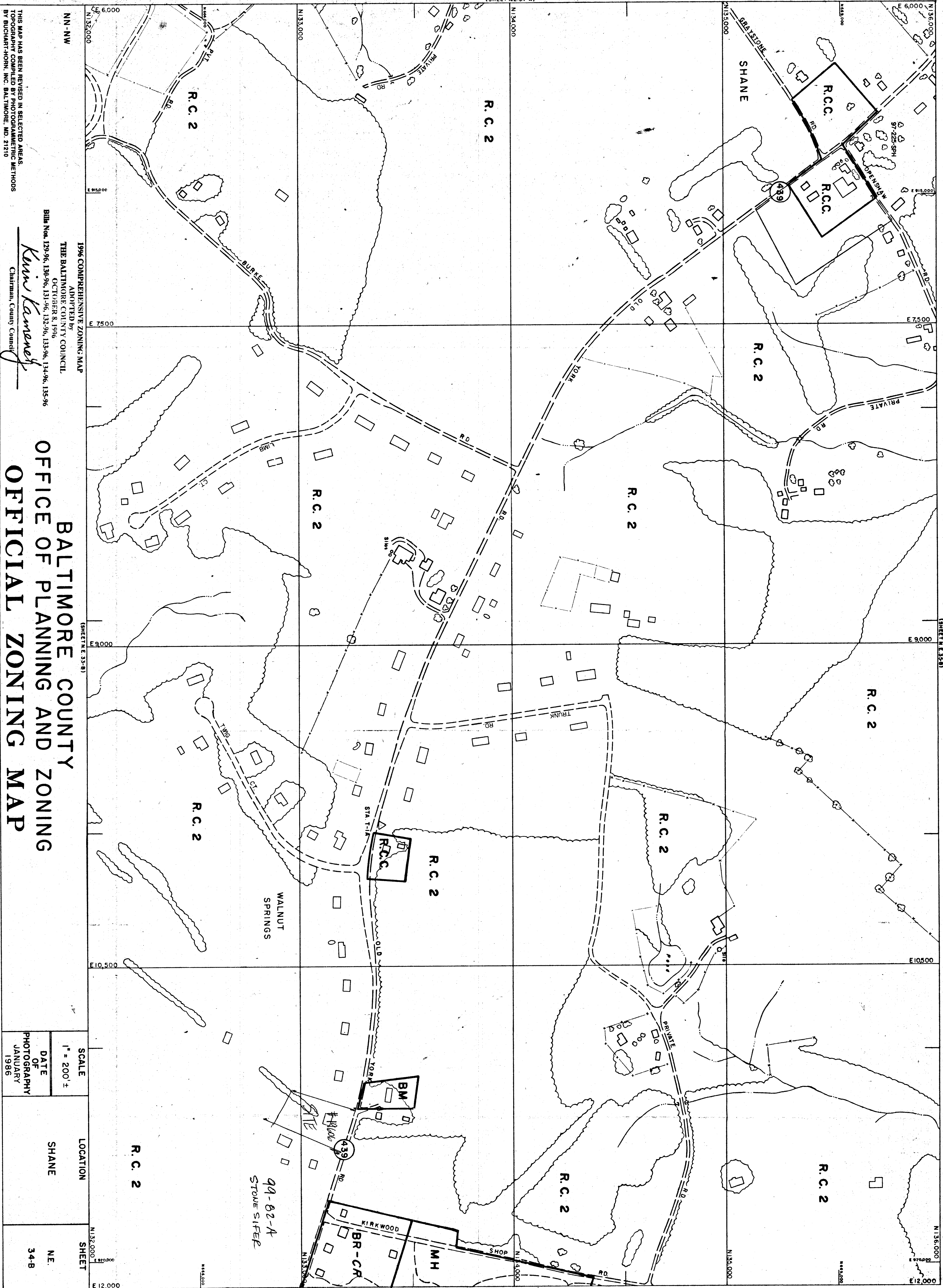
Scale of Drawing: 1" = 50'



99-82-A



99.82-A

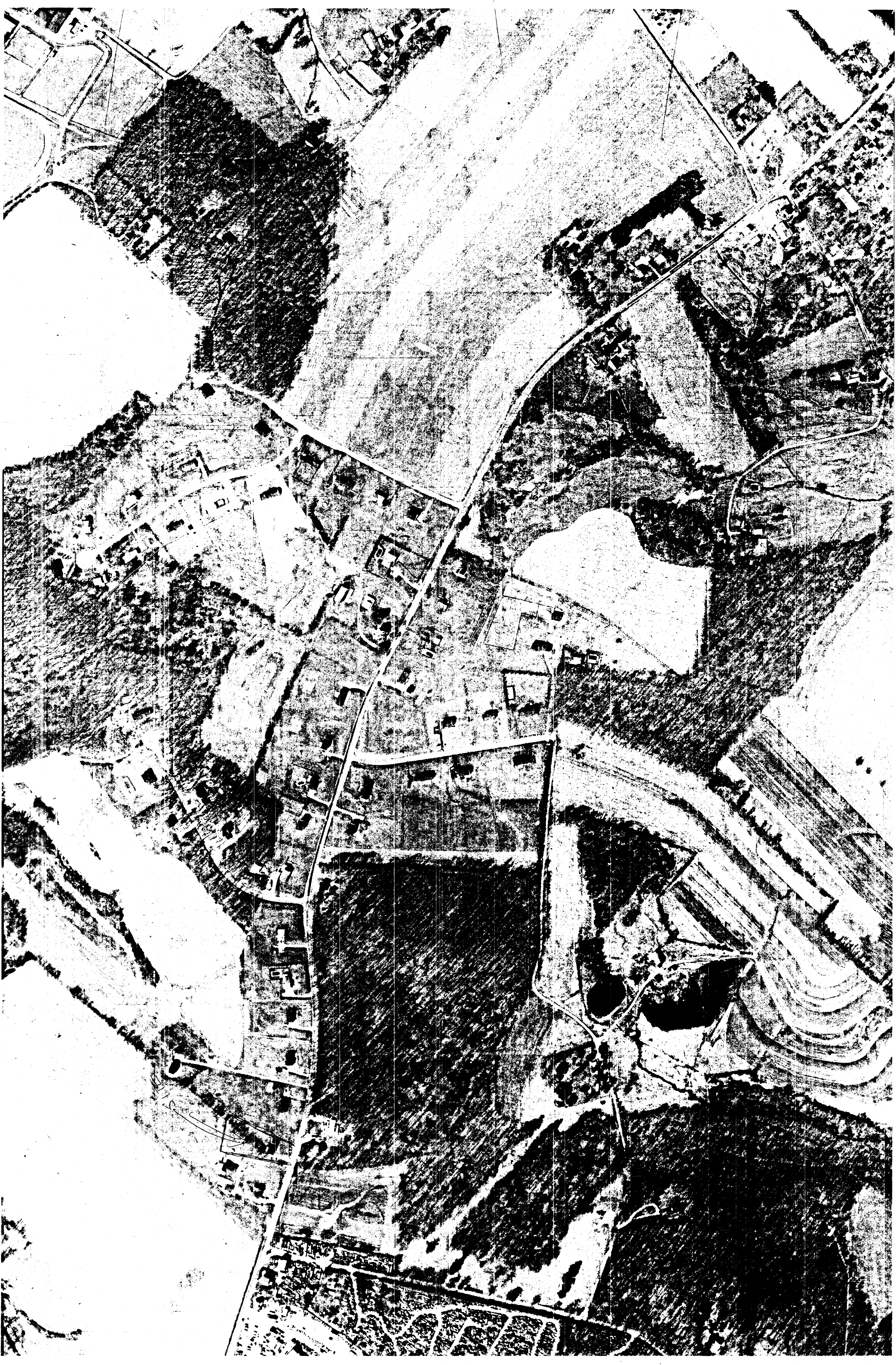


1996 COMPREHENSIVE ZONING MAP
 ADOPTED BY
 THE BALTIMORE COUNTY COUNCIL
 OCTOBER 8, 1996
 BILL Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96
 CHAIRMAN, County Council
Kevin Kamey

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	SHANE	NE
DATE OF PHOTOGRAPHY JANUARY 1986		34B

THIS MAP HAS BEEN REPRODUCED IN SELECTED AREAS
 THROUGHOUT THE COUNTY BY PHOTODUPLICATION METHODS
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION		SHEET
1" = 200' ±				
DATE OF PHOTOGRAPHY JANUARY 1986	SHANE			N. E. 34-B
9982A				